

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: CHARLES E. BENEFIELD AND CHRISTINE BENEFIELD 570 HIGHWAY 5, WILSONVILLE, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)**, to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **JASON M. WILSON AND WIFE, SYLINA K. WILSON** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **CHARLES E. BENEFIELD AND WIFE, CHRISTINE BENEFIELD** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PART OF LOT 4 OF WEAVER'S SURVEY AS RECORDED IN MAP BOOK 9, PAGE 153, IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FROM THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 1 EAST, THENCE RUN NORTHERLY ALONG THE EAST LINE THEREOF FOR 258.03 FEET; THENCE 88 DEGREES 46 MINUTES 29 SECONDS LEFT RUN WESTERLY 340.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 195.83 FEET TO THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #5 AND A CURVE CONCAVED NORTHEASTERLY (HAVING A RADIUS OF 1629.67 FEET AND A CENTRAL ANGLE OF 6 DEGREES 50 MINUTES 56 SECONDS); THENCE 87 DEGREES 24 MINUTES 59 SECONDS RIGHT TO CHORD OF SAID CURVE RUN NORTHERLY ALONG SAID CURVE AND RIGHT OF WAY A CHORD DISTANCE OF 194.69 FEET; THENCE 76 DEGREES 17 MINUTES 04 SECONDS RIGHT FROM SAID CHORD RUN NORTHEASTERLY 203.34 FEET; THENCE 104 DEGREES 09 MINUTES 04 SECONDS RIGHT RUN SOUTHERLY 251.74 FEET TO THE POINT OF BEGINNING.

ACCORDING TO SURVEY OF THOMAS E. SIMMONS, RLS #12945, DATED AUGUST 18, 1997.

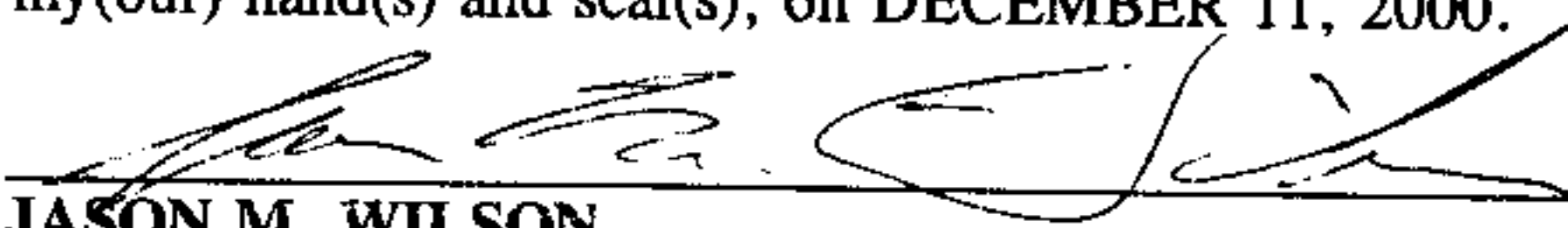
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Record 005, Page 323.
- (5) Subject to Right of Way to Shelby County as recorded in Deed Book 224, Page 815.
- (6) Subject to Transmission line permits to Alabama Power Company as recorded in Deed Book 107, Page 223; and Deed Book 172, Page 442 and Deed Book 268, Page 538.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on DECEMBER 11, 2000.


JASON M. WILSON


SYLINA K. WILSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JASON M. WILSON AND WIFE, SYLINA K. WILSON**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on DECEMBER 11, 2000.

My commission expires:

Notary Public, Alabama State At Large
My Commission Expires January 29, 2002


Notary Public

Inst # 2001-01648